ESCROW STATEMENT

CITIZENS BANK OF MONROVIA, 90-1166

MONROVIA, CALIFORNIA

STATEMENT OF ESCROW NO. 1015

DATE Oct. 21 19 31

SELLER / BUYER G.H.Grandy

TO

SELLER / BUYER

WESTERN LITHOGRAPH CO., LOS ANGELES 19858

	DEBIT	CREDIT	REMARKS
Purchase Price			
Cash			
Mortgage			
Trust Deed proceeds		1800 00	
Agreement to Convey 2d Branch Sec.1st Natl.	1585 00		
Interest on $1600 from 8/15 to 10/7	16 18		
on $1585 from 10/7 to 10/21	4 62		
Guarantee			
Certificate of Title Beneficiary's policy	22 00		
New Owner Fee			
Showing Incumbrance			
Recording Deed			
Recording Trust Deed to Smith	3 60		pd 11/5/31 32.20
Recording ~~Mortgage~~ T.D. to Wilson	3 60		pd 12/4/31 5.00
Recording Reconveyance	1 00		
Recording Release	1 00		pd 2/5/32 15.00
Recording Assignment			
Recording			
Municipal Search			52.20
County Taxes			$15.83
Insurance Transfer Fee			
Mortgage Clause Fee 2 @ 25¢ each	50	bal. still due	
Insurance Premium Adjustment			
Commission			
Making Deed			
Making Trust Deed	2 00		
Making Mortgage			
Making Reconveyance	2 50		
Making Agreement			
Making Release			
Escrow Fee	10 00		
Notary Fee	1 00		
Paid Outside of Escrow			
Refund			
to J Frank Wilson to reduce TD	200 00		
Adjustment—Rentals Int. on TD from 8/15 to 10/13	15 03		
Adjustment—Water			
Balance Due us ✓		→ 68 03 ✓	
TOTAL ☞	1868 03	1868 03	

CITIZENS BANK OF MONROVIA

BY Eda A. Jenson

ESCROW CLERK

AFTER 5 DAYS RETURN TO

C. L. LOGAN, COUNTY RECORDER

200 HALL OF RECORDS

LOS ANGELES, CALIFORNIA

LOS ANGELES
OCT
27
1931
CALIF.

U.S. POSTAGE
PAID 2 CTS
PERMIT 69

Satisfaction of Mortgage
2nd Security Bank, note
null & void & cancelled, keep

MRS EDITH H GRANDY
233 LINWOOD AVE MONROVIA CALIF

1942

Mortgage

INDIVIDUAL

EDITH H. GRANDY ET CON

Security-First National Bank of Los Angeles
PAID
OCT 22 1931
Second Monrovia Branch

TO

Security Trust & Savings Bank

Los Angeles, Calif.

Security-First National Bank of Los Angeles
PAID
OCT 22 1931
Second Monrovia Branch

Dated May 15th , 1928.

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10 M

914

Order No. 365017

When recorded please mail this instrument to

Security Trust & Savings Bank

SECOND MONROVIA BRANCH
Security Trust & Savings Bank
Monrovia, Calif.

RECORDED AT REQUEST OF
CALIFORNIA TITLE INSURANCE CO.
JUN 2 1928 at 8:30 A. M.
in Book 8643 Page 47
of Official
Records, Los Angeles County, Cal.
C. L. Logan County Recorder

I certify that I have correctly transcribed this document in above mentioned book.
B Mulqueen
Copyist County Recorder's Office L. A. County, Cal. #121

COMPARED
Read by CADY
Document SHARPE

✓

This Mortgage, Made the fifteenth day of May, 1928.

By EDITH H. GRANDY and G. W. GRANDY, her husband, both of the City of Monrovia, County of Los Angeles, State of California,

hereinafter called Mortgagor, to the **SECURITY TRUST & SAVINGS BANK,** a corporation duly organized under the laws of the State of California, and having its principal place of business at the City of Los Angeles, California (which fact is hereby expressly admitted), Mortgagee;

Witnesseth: That the Mortgagor hereby mortgages to the Mortgagee all that certain real property, situate in the City of Monrovia, County of Los Angeles, State of California, and particularly described as follows:

The West Fifty (50) feet of Lot Four (4), Hopkins Subdivision of Lot "D" in Block Three (3) of the Monrovia Tract, as per map recorded in Book 15, Page 42, Miscellaneous Records of said County.

Including all buildings and improvements thereon or that may be erected thereon; together with all and singular the tenements, hereditaments and appurtenances, easements, right-of-ways, water and water rights, wells, pumping stations, engines and appliances, pipes, flumes and ditches thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; for the purpose of securing the faithful performance of all the covenants, agreements and conditions herein set forth, and the performance of the promises and obligations of this mortgage and payment of the indebtedness evidenced by one promissory note (and any renewal or extension thereof) in words and figures as follows:

$ 1600. Monrovia, California, May 15th, 1928.

- - - - - - Three years - - - - - - - - - - - - - - after date, and for value received,

- - - - - - - - - - We or either of us - - - - - - - - - - - promise to pay to the

SECURITY TRUST & SAVINGS BANK, of Los Angeles, or order at its Second Monrovia Branch at Monrovia, California, the sum of

- - - - - - - - - - - - Sixteen Hundred & no/100 - - - - - - - - - - - - - - Dollars,

with interest from - - - - date - - - - until paid at the rate of - - - - seven (7%) - -

per cent. per annum, payable - - - - - - - Quarterly - - - - - - - -

Should the interest not be so paid, it shall bear like interest as the principal. Should default be made in the payment of any installment of interest when due, then the whole sum of principal and interest shall become immediately due and payable at the option of the holder of this note. Principal and interest payable in Gold Coin of the United States of the present standard. This note is secured by a mortgage of even date herewith upon real property.

EDITH H. GRANDY

G. W. GRANDY

The Mortgagor agrees to pay, as soon as due, all taxes, assessments and incumbrances, which may be, or appear to be, liens upon said property or any part thereof, including taxes levied or assessed upon this mortgage or upon the debt secured hereby, and hereby waives all right to treat the payment of such taxes or assessments as a payment on the debt hereby secured or as being to any extent a discharge thereof; and the Mortgagor agrees to keep said buildings insured against fire and earthquakes, to the amount required by and in such insurance companies as may be satisfactory to the Mortgagee, and to assign the policies therefor to the Mortgagee; and to pay and settle promptly (or cause to be removed by suit or otherwise) all adverse claims against said property.

In case said taxes, assessments or incumbrances so agreed to be paid by the Mortgagor be not so paid, or said buildings so insured, and said policies so assigned, or said adverse claims so paid, settled or removed, then the Mortgagee, being hereby made the sole judge of the legality thereof, may, without notice to the Mortgagor, pay such taxes, assessments, or incumbrances, obtain such policies of insurance in its own name as Mortgagee, and pay or settle any or all such adverse claims or cause the same to be removed by suit or otherwise.

In the event of a loss under said policies of insurance, the amount collected thereon shall be credited, at the option of the holder of this mortgage; first, either to the interest due, if any, upon said indebtedness, and the remainder, if any, upon the principal sum, and interest shall thereupon cease on the amount so credited on said principal sum, or second, to be used in replacing or restoring the improvements partially or totally damaged, to a condition satisfactory to said Mortgagee.

The Mortgagor agrees to keep said property in good condition and repair and to permit no waste thereof, and should said property, or any part thereof, require any inspection, repair, cultivation, irrigation or protection, other than that provided by the Mortgagor, then the Mortgagee, being hereby made the sole judge of the necessity thereof, and without notice to the Mortgagor, may enter, or cause entry to be made, upon said property, and inspect, repair, cultivate, irrigate or protect said property as it may deem necessary.

All sums expended by the Mortgagee in doing any or all of the things authorized in this mortgage, shall be secured hereby and shall be paid to the Mortgagee by the Mortgagor in said gold coin, on demand, together with interest from date of payment, at the same rate of interest (compounded monthly until repaid) as is provided to be paid in the note hereinbefore set out.

The Mortgagor promises to pay said note........according to the terms and conditions thereof; and in case of default in the payment of the same, or of any installment of interest thereon when due, or in the performance of any of the covenants or agreements herein contained on the part of the Mortgagor, the whole sum of money then secured by this mortgage shall become immediately due and payable at the option of the holder of said note, and this mortgage may thereupon, or at any time during such default, be foreclosed, and the filing of the complaint in foreclosure shall be conclusive of the exercise of such option by the Mortgagee without any other or further notice thereof to said Mortgagor.

In case any action be brought to foreclose this mortgage, or the Mortgagee institute, intervene, join or defend any action affecting this mortgage or the property securing the same or any of its rights as such Mortgagee, then and in any or all of such cases, the Mortgagor agrees to pay all costs and expenses thereof, including a reasonable sum, to be fixed by the Court, as attorney's fees, whether suit progress to judgment or not; also such sums as the Mortgagee may pay for searching the title to the mortgaged property subsequent to the date of record of this mortgage, or for surveying said property and said attorney's fees; and all sums so paid or expended shall become due upon filing of the complaint, or appearing in any such action, shall be secured hereby, and shall be repaid to the Mortgagee in said gold coin.

In any such action to foreclose this mortgage, a Receiver shall, upon application of the plaintiff therein and as a matter of right, and without notice to the Mortgagor, be appointed by the Court to take charge of said property, to receive and collect the rents, issues and profits thereof, and apply them to the payment of the taxes, which may be due or become due during the pendency of this action and until sale be finally made, the costs, commissions of the receiver and his attorney's fees, in a reasonable sum to be fixed by the Court, and any deficiency on the obligations secured by this mortgage which may remain after the property shall have been sold and the proceeds thereof applied on the judgment secured in such foreclosure

It is also agreed that should this mortgage be foreclosed, then in the decree of foreclosure entered in such action, the property described therein may be ordered sold en masse—or as one lot or parcel—and not as several parcels, at the exclusive option of the Mortgagee.

And also that the Mortgagee may at any time, without notice, release portions of said mortgaged premises from the lien of this mortgage without affecting the personal liability of any person for the payment of the said indebtedness or the lien of this mortgage upon the remainder of the mortgaged premises, for the full amount of said indebtedness then remaining unpaid.

This mortgage and the debt secured thereby may be satisfied and discharged at any time after one year from date hereof, and before maturity, upon payment of principal, accrued interest to date of payment, advances, if any, and ninety days' unearned interest, provided there is then existing no default of any of the terms and provisions of this mortgage or the note which it secures.

The Mortgagor also hereby covenants and agrees that if, during the life of this mortgage, proceedings be instituted for the registration of the hereinabove described land under the "Land Title Law," approved by the electors of California, and in effect December 19th, 1914, and any amendments thereof, or any other law governing the registration of titles to land, the Mortgagor will pay any sum or sums expended by the Mortgagee or its assigns in protecting its interests under this mortgage, including a reasonable attorney's fee, whether appearance be made in the action or proceeding to so register said land or not, the said Mortgagee and its assigns being hereby made the sole judge of the necessity of incurring said expense and attorney's fee, and of the amount thereof. *Any and all certificates or other evidence of title to said property shall be forthwith delivered to the Mortgagee to be held by it during the life of this mortgage.*

In this instrument the masculine gender includes the feminine, and the singular number includes the plural whenever the context so requires; the words "Promissory Note" include all promissory notes or other evidence of indebtedness hereinbefore set forth for which this mortgage is intended to be security.

In the event that said mortgaged property or any part thereof should become unoccupied as a result of an alleged violation of any ordinance or law, or if there should be any enforced discontinuance of the use thereof, whether such vacancy or non-use be temporary or permanent, the Mortgagee, at its option, may declare immediately due and payable all sums secured hereby, and this mortgage may thereupon or at any time thereafter be foreclosed and the filing of the complaint in foreclosure shall be conclusive of the exercise of such option by the Mortgagee without any other or further notice thereof to said Mortgagor.

In the event that said mortgaged property or any part thereof is condemned for any public use, any award of damages in any such condemnation suit shall be paid to the Mortgagee to be credited to the indebtedness secured hereby in such manner as the Mortgagee may elect; provided, however, that the amount of any such award to be paid to the Mortgagee shall not exceed the amount of the indebtedness secured hereby at the time of the payment of any such award by the condemnor; and the Mortgagor, for the purpose and to the extent aforesaid, hereby assigns to the Mortgagee all his right, title and interest in and to any judgment or award of damages in any such condemnation suit.

The pleading of the statute of limitations as a defense to any and/or all demands, liabilities and/or obligations secured by this mortgage is hereby waived.

This mortgage in all its parts applies to and binds all parties hereto, their heirs, devisees, legal representatives, successors and assigns.

It is understood that there are no agreements or promises as to this mortgage, except as herein stated.

The Mortgagor also hereby mortgages the property hereinbefore described, to secure every promise and agreement therein contained, direct or conditional, and guarantees and affirms that said property is now free from any secret equities, trusts or incumbrances made or suffered by, or known to, said Mortgagor.

Every stipulation, agreement and appointment herein in favor of said Mortgagee, shall apply and inure to the benefit of its successors or assigns.

Witness: The hands s and seal s of said Mortgagor the day and year first above written.

Edith H. Grandy (Seal)

G. W. Grandy (Seal)

(Seal)

(Seal)

State of California,
County of Los Angeles. } ss.

On this 15th day of May, 1928,

before me, Harriet Dike,

a Notary Public in and for said County, residing therein, duly commissioned and sworn, personally appeared EDITH H. GRANDY and G. W. GRANDY,

known to me to be the person s whose name s are subscribed to the foregoing instrument, and they acknowledged to me that they executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Harriet Dike

Notary Public in and for the County of Los Angeles, State of California.

ESCROW RECEIPT FOR MONEY

DATE 2/5 1933 NO. 833

RECEIVED OF Edith H. Grundy

15^{00} /100 DOLLARS

ACCOUNT OF ESCROW INSTRUCTIONS NUMBER 1015

$ 15^{00}

CITIZENS BANK OF MONROVIA

90-1166 MONROVIA, CALIF.

Eda A. Jenson

ESCROW OFFICER

CHARLES R. HADLEY CO., PATHFINDERS, LOS ANGELES, SAN FRANCISCO, DETROIT FORM 1097

REG. U.S. PAT. OFF.

Know All Men by These Presents:

That the certain Mortgage dated the 15th day of May, 1928,
made by EDITH H. GRANDY and G. W. GRANDY, her husband, both of the City of Monrovia, County of Los Angeles, State of California, the parties of the first part, to - - - - - - SECURITY TRUST & SAVINGS BANK, a California Corporation,

a National Banking Association, the party of the second part, and recorded in the office of the County Recorder of the County of Los Angeles, State of California, in Book 8643, of Official Records, at page 47, on the 2 day of June, 1928,

together with the debt thereby secured, is fully paid, satisfied and discharged.

In Witness Whereof, the **SECURITY-FIRST NATIONAL BANK OF LOS ANGELES** has hereunto caused its name to be affixed by its Assistant Manager, Second Monrovia Branch, Monrovia, thereunto duly authorized this 14 day of October, 1931.

SECURITY-FIRST NATIONAL BANK OF LOS ANGELES

By K E Lawrence
Assistant Manager of its Second Monrovia Branch.

State of California. }
County of Los Angeles } ss.

On this 14 day of October, in the year nineteen hundred and thirty-one, before me Harriet Dike, a Notary Public in and for said County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared K. E. LAWRENCE, known to me to be the Assistant Manager of the Second Monrovia Branch of the SECURITY-FIRST NATIONAL BANK OF LOS ANGELES, the National Banking Association that executed the within and annexed instrument, known to me to be the person who executed the within and foregoing instrument on behalf of the Association, and acknowledged to me that such Association executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Harriet Dike
Notary Public in and for said County and State.

C 2047 11-29 10M*

SATISFACTION OF MORTGAGE

SECURITY-FIRST NATIONAL BANK OF LOS ANGELES

TO

EDITH H. GRANDY, ET CON

Dated October 14, 1931.

441 740
Esc #1015

488

129

When recorded mail to

Mrs. Edith H. Grandy,
233 Linwood Av.,
Monrovia, Calif.

COMPARED
Read by LUFKIN
Document BENTON

RECORDED AT REQUEST OF
CALIFORNIA TITLE INSURANCE CO.
OCT 20 1931 at 8:30 A. M.
In Book 11208 Page 129
of Official
Records, Los Angeles County, Cal.
C. L. Logan County Recorder

I certify that I have correctly transcribed this document in above mentioned book.

Copyist County Recorder's Office L. A. County, Cal

1.00
4H,